

DOUGLAS COUNTY, NV **2019-937830**
RPTT:\$230.10 Rec:\$35.00
\$265.10 Pgs=3 11/07/2019 02:29 PM
FIRST CENTENNIAL - RENO (MAIN OFFICE)
KAREN ELLISON, RECORDER

APN: 1022-14-001-029

Escrow No. 00249520 - 016 - 17
RPTT 230.10
When Recorded Return to:
Jason Pomeroy
4221 Kyle Drive
Wellington, NV 89444
Mail Tax Statements to:
Grantee same as above

SPACE ABOVE FOR RECORDERS USE

Grant, Bargain, Sale Deed

For valuable consideration, the receipt of which is hereby acknowledged,
Paul T. Slowik, as Trustee of the Paul T. Slowik Revocable Living Trust UDT dated January
25, 2018

do(es) hereby Grant, Bargain, Sell and Convey to
Jason Pomeroy , A Single Man

all that real property situate in the County of Douglas, State of Nevada, described as
follows:

See Exhibit A attached hereto and made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto
belonging or in anywise appertaining.

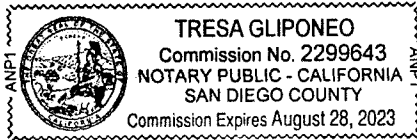
Witness my/our hand(s) this 5 day of NOVEMBER, 2019

Paul T. Slowik Revocable Living Trust
Paul T. Slowik
Paul T. Slowik, Trustee

STATE OF CA
COUNTY OF SAN DIEGO

This instrument was acknowledged before me on NOVEMBER 5, 2019 ,
by Paul T. Slowik _____

[Signature]
NOTARY PUBLIC



SPACE BELOW FOR RECORDER

Exhibit A

PARCEL 1:

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, being all that portion of the East ½ of Section 14, Township 10 North, Range 22 East, M.D.B.&M., described as follows:

Commencing at North ¼ corner of said Section 14; thence South 89°51' East along the North line of said Section 14 a distance of 792.53 feet to a point; thence South 13°00' East 465.12 feet to a point; thence on a curve to the left the tangent of which bears the last described course having a radius of 500 feet through a central angle of 07°04'13" for an arc distance of 61.70 feet to a point; thence North 76°34' East a distance of 450.00 feet to the true point of beginning; thence North 76°34' East 770.00 feet; thence South 13°26' East 998.40 feet; thence North 64°40'43" West 233.53 feet; thence North 42°43'34" West 151.34 feet; thence North 46°11'36" West a distance of 887.13 feet to the true point of beginning.

Reference is made to Record of Survey filed in the office of the County Recorder of Douglas County, Nevada on October 10, 1969 under File No. 45991 and the above described parcel shown as Parcel 40.

PARCEL 2:

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, being all that portion of Section 13 and the East ½ of Section 14, Township 10 North, Range 22 East, M.D.B.&M., described as follows:

Non-exclusive easements for roadway and utility purposes and to provide access to State Route No. 3, for the benefit of and appurtenant to the property conveyed hereinabove and shall inure to the benefit of and be used by all persons who may become owners of said land or any parts or portions thereof said easements being 60 feet in width the centerline of which is described as follows:

Commencing at North ¼ corner of said Section 14; thence South 89°51' East along the North line of said Section 14 a distance of 792.53 feet to a point; thence South 13°00' East 104.32 feet to a point on the Southerly right-of-way line of State Route No. 3, the true point of beginning; thence along said line South 13°00' East 360.80 feet; thence on a curve to the left the tangent of which bears the last described course having a radius of 500 feet through a central angle of 22°30'00" for an arc distance of 196.35 feet; thence South 35°30' East 2287.85 feet; thence on a curve to the left the tangent of which bears the last described course having a radius of 500 feet through a central angle of 29°15' for an arc distance of 255.25 feet; thence South 64°45' East 1559.09 feet; thence on a curve to the left the tangent of which bears the last described course having a radius of 500 feet through a central angle of 49°29'15" for an arc distance of 431.86 feet; thence North 65°45'45" East 1075.22 feet; thence on a curve to the left the tangent of which bears the last described course having a radius of 500 feet through a central angle of 16°40'22" for an arc distance of 145.00 feet; thence North 49°05'23" East a distance of 1161.73 feet to the true point of ending.

ALSO

SPACE BELOW FOR RECORDER

Commencing at North ¼ corner of said Section 14; thence South 89°51' East along the North line of said Section 14 a distance of 792.53 feet to a point; thence South 13°00' East 104.32 feet to a point on the Southerly right-of-way line of State Route No. 3; thence South 13°00' East 360.80 feet; thence on a curve to the left the tangent of which bears the last described course having a radius of 500 feet through a central angle of 07°04'13" for an arc distance of 61.70 feet to the true point of beginning; thence North 76°34' East 1706.97 feet; thence on a curve to the right the tangent of which bears the last described course having a radius of 500 feet through a central angle of 28°59'00" for an arc distance of 129.23 feet; thence South 74°27' East a distance of 3465.80 feet to the true point of ending.

Reference is made to Record of Survey filed in the office of the County Recorder of Douglas County, Nevada on October 10, 1969 under File No. 45991 and the above described easements shown as Bosler Way and Kyle Drive.

NOTE: Said legal description was previously recorded in Grant, Bargain, Sale Deed recorded July 27, 1989, in Book 789, Page 3256, as Document No. 207527, Official Records, Douglas County, Nevada.

SPACE BELOW FOR RECORDER

1. APN: 1022-14-001-029

2. Type of Property:

- a) Vacant Land
- b) Single Fam. Res.
- c) Condo/Twnhse
- d) 2-4 Plex
- e) Apt. Bldg
- f) Comm'l/Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
Document Instrument No.:	
Book:	Page:
Date of Recording:	
Notes:	

STATE OF NEVADA
DECLARATION OF VALUE

3. Total Value/Sales Price of Property: \$59,000.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$59,000.00
 Real Property Transfer Tax Due: \$ 230.10

4. **If Exemption Claimed**
 a. Transfer Tax Exemption, per NRS 375.090, Section ____
 b. Explain Reason for Exemption: ____

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature <i>Paul T. Slowik</i>	Capacity grantor
Signature _____	Capacity grantee
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(Required)	(Required)
Print Name: Paul T. Slowik, ttee *	Print Name: Jason Pomeroy
Address: 4454 San Joaquin St	Address: 4221 Kyle Drive
City/State/Zip: Oceanside, CA 92057	City/State/Zip: Wellington, NV 89444

COMPANY REQUESTING RECORDING

Co. Name: First Centennial Title Company of NV	Escrow # 00249520-016DR
Address: 896 West Nye Lane, Suite 104 Carson City, NV 89703	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

** of the Paul T. Slowik
Revocable Living Trust
WOT dated January 25, 2018*